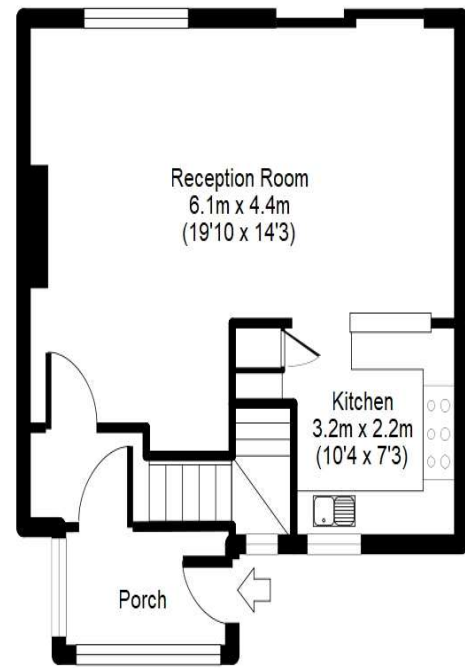
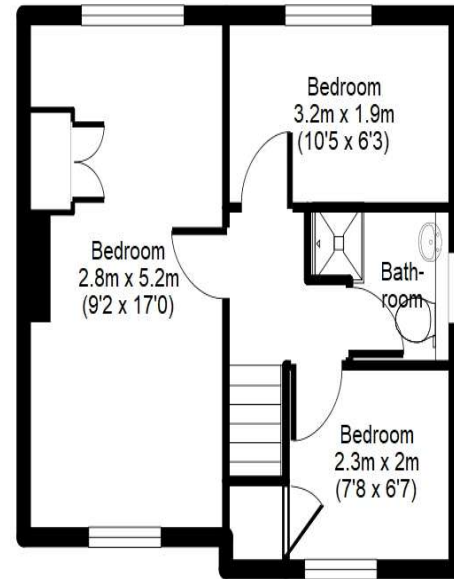


Crawford Road, Hatfield, AL10

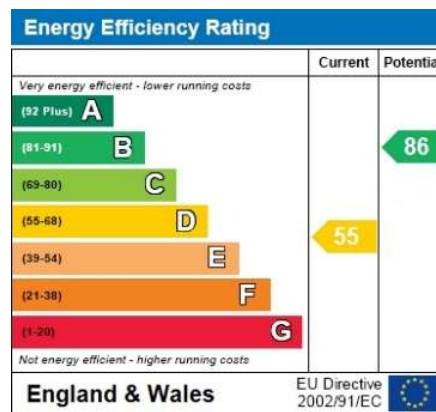
APPROX GROSS INTERNAL FLOOR AREA: 714 sq. ft / 66 sq. m



Ground Floor



First Floor



For identification purposes only
Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

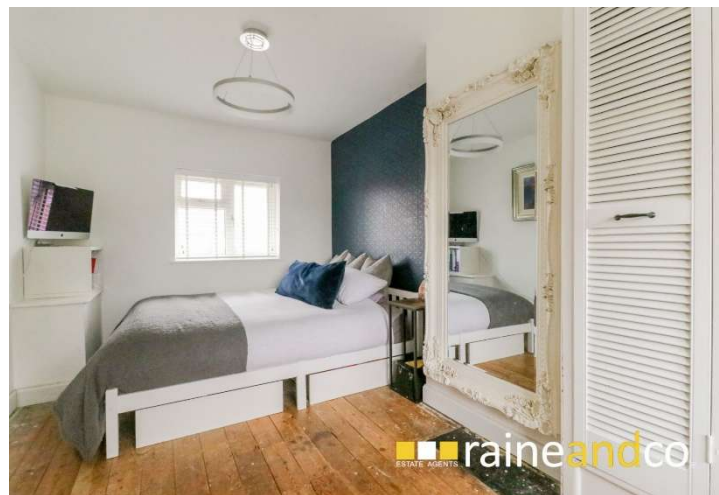
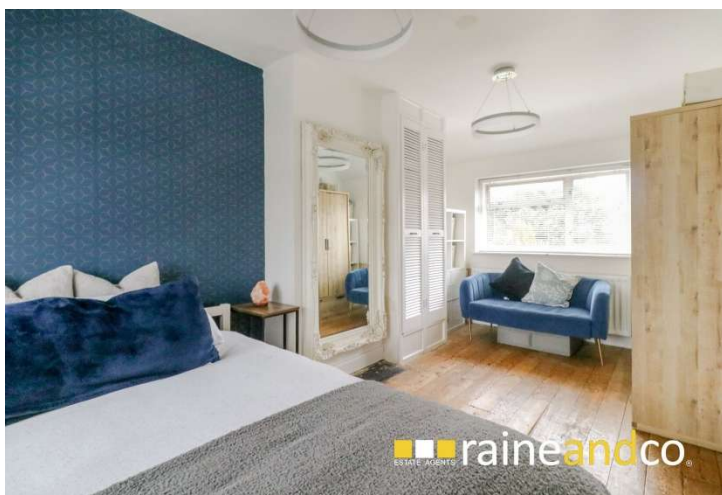
Crawford Road, Hatfield Freehold
Price £425,000



SEMI DETACHED HOUSE WITH SUBSTANTIAL WORKSHOP TO REAR situated within the popular and convenient Birchwood area close to local shops and schools as well as within half a mile of the Train Station, town centre and business park.

- Semi Detached House
- Three Bedrooms
- Lounge / Dining Room
- Refitted Kitchen
- Refitted Shower
- Substantial Workshop
- Own Drive for Two Cars
- Southerly Aspect Rear Garden
- Planning Permission for Substantial Extension





Entrance Porch

Via a frosted double glazed front door. Frosted double glazed windows to front and side. Tiled floor. Double glazed leaded light effect door to:

Entrance Hall

Stairs to first floor. Frosted double glazed window to front. Panelled effect door to:

Lounge / Dining Room

Double radiator. Feature open fireplace with wooden mantle. Exposed wood varnished flooring. Window to rear. Double glazed patio doors to rear garden. Open to:

Kitchen

Comprising a range of matching refitted wall and base units with quartz effect work surfaces over incorporating drainer and inset single bowl stainless steel sink unit with mixer tap. Free standing 5 ring gas range with filter canopy over. Built in concealed dishwasher and fridge. Concealed wall mounted boiler serving gas central heating and domestic hot water. Downlighters. Double glazed window to front.

First Floor Landing

Down lighters. Access to loft. Panelled effect doors to:

Bedroom One

Airing cupboard. Double radiator. Dual aspect with windows to front (double glazed) and rear.

Bedroom Two

Double radiator. Window to rear.

Bedroom Three

Built in over stairs cupboard. Double radiator. Double glazed window to front.

Bathroom

Refitted suite comprising of a fully tiled shower alcove with a shower tray, power shower and curtain. Low level W.C. with concealed cistern. Vanity unit with part inset wash hand basin with mixer tap, cupboard and drawers under. Tiled and mirrored walls. Down lighters. Extractor fan. Tiled floor. Chrome heated towel rail. Frosted double glazed window to side.

Front Garden

Mainly paved providing off street parking for two vehicles. Exterior power point. Access to front door and gated pedestrian side access to:

Rear Garden

Approx 87' 10 Southerly aspect. Paved patio areas and laid to lawn with raised flower beds to borders with railway sleepers and a range of mature bushes. Exterior lighting. Two cold water taps.

Workshop

A substantial building with a tiled roof and loft storage which is accessed from the exterior to the rear that covers all of the building. Accessed via part frosted glazed wooden double doors. Light and power connected with a separate fuse board. Electric heating.

Utility Room

Situated to the rear of the workshop with light and power connected. Plumbing for washing machine. Space for fridge and freezers. Shelving to one wall.

Agent's Note

Planning permission has been approved for a ground floor front and rear extensions and a first floor rear extension. Plans are available, please ask for a member of our sales team for more information.

Further Details

The property is Freehold
Council Tax Band - Band D

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.